

Advance Plans Committee

Summary of Meeting
7:35 am, April 20, 2006

Attendance

Committee Members: Elizabeth Bishop, Morris Dunlap, John McKay, Ron Marnell,
Harold Warner

MAPD staff: Stephen Banks, Dave Barber, Scott Knebel, Scott Wadle

Discussion Summary

1. The Advance Plans Committee approved the minutes of the February 16, 2006 Committee meeting.
2. Scott Knebel highlighted the following seven major changes that are being proposed to the Manufactured Home Regulation amendments based upon a follow-up meeting with Manufactured Housing industry representatives:
 - Allowing operation of M.H. parks during appeal period in which an appeal from the refusal to renew a license is being heard.
 - Allowing operation of M.H. parks during appeal period of a license revocation and providing for notification of M.H. park residents of the license revocation.
 - Increasing the time allowed from 12 months to 24 months for installation of landscaping/screening requirements following a license renewal.
 - Eliminating the proposed increase in fines for violation of the licensing ordinance.
 - Zoning ordinance changes regarding arterial screening requirements (only will apply to new parks, not the expansion of exiting parks; increased screening materials options)
 - Reduction or waiver of screening requirements for existing M.H. parks.
 - Existing un-occupied units in non-conforming parks would be considered occupied if the units met minimum occupancy requirements and remained connected to utilities within the past 180 days.

Advance Plans Committee members expressed general support for the changes that have been made to the proposed amendments. Martha Smith representing the Kansas Manufactured Housing Association commented to the Committee on the proposed changes. She stated that her main concerns were related to the screening requirements for existing M.H. parks, and the loss of grandfathering rights. The Committee suggested to Martha that her association adopt guidelines and policies that would promote and encourage upgrading the visual appearance of established M.H. parks.

3. Dave Barber provided the Committee with an update on the status of the Arena Neighborhood Redevelopment Plan. The project timelines were reviewed and an overview of the Preferred Plan Direction was provided along with graphic

materials developed during the March Plan charrette exercise. The Committee had some discussion on the proposed conversion of one-way streets to two-way streets. Public feedback and Plan Steering Committee feedback thus far has been very supportive of the two-way conversion, but City Public Works engineers and some City Council members have concerns in terms of traffic capacity and expediting traffic flows.

4. Meeting adjourned at 9:00 a.m.

Advance Plans Committee

Summary of Meeting
7:35 am, May 11, 2006

Attendance

Committee Members: Elizabeth Bishop, Morris Dunlap, Ron Marnell

MAPD staff: Dave Barber, Scott Knebel

Others: Sharon Dickgrafe, Kurt Schroeder, Randy Sparkman plus various members of the public

Discussion Summary

1. The Advance Plans Committee convened this special meeting of the Committee to receive addition input and clarification on the proposed zoning and ordinance changes related to Manufactured Housing that were presented to the MAPC on May 4, 2006.
 - Martha Smith from the Kansas Manufactured Housing Association stated that the proposed changes in MH screening requirements (pg. 25) are still a concern to her Association, even though provisions for the reduction and/or waiver of screening requirements are also being proposed as part of the amendments. Not only would the cost of screening be onerous upon the owner (and ultimately the occupants of the park), it would not hide/resolve the underlying issues that neighbors are expressing concern about. She is also is concerned with the loss of any existing grandfather rights, especially related to vacancies created within small parks of five units or less.
 - Staff stated that the MH park license holder would be the responsible party with respect to addressing any license/code violations.
 - The Committee expressed concern over the delays and inadequacies of the existing environmental court system related to enforcement of code violations in the older/aging MH parks.
 - Staff advised the Committee that City Council has not given any policy direction to pursue the complete elimination of all aging/older, non-conforming MH parks.
 - Staff mentioned that the proposed annual license renewal would be predicated upon an annual inspection verifying compliance with all appropriate City codes and ordinances.
 - The Committee expressed concern that the County was not reciprocating with a similar licensing requirement as being developed by the City. The comment was made that 'MH problems' would simply be relocated into the unincorporated areas of the County.

The Committee thanked everyone for attending and will report back the things that it has learned today to the MAPC meeting on May 18th.

2. Meeting was adjourned at 8:43 a.m.